



GRASSROOTS
REALTY GROUP

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103030 Township Road 722
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2325260



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,200 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
Lot Size:	2.50 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Native Plants, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-72-10-W6
Exterior:	Wood Frame	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bar, Beamed Ceilings, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: refrigerator, gas stovetop, dishwasher, washer, dryer, window coverings, shed, air conditioning

Absolutely stunning & meticulously well-kept, this beautiful, fully developed 2,200-sq-ft custom bungalow sits on 2.5 private acres zoned CR-5, delivering a premium country lifestyle. The home makes a bold architectural statement with its striking front portico welcoming you into a generous entry. Inside, an airy, modern aesthetic unfolds across an open layout with rustic exposed beams and refined engineered hardwood flooring. Tremendous detailing flows into the chef's kitchen, centered around an expansive quartz island that easily seats six & features a convenient hand-wash sink. Culinary enthusiasts will love the classic farmhouse sink, gas stovetop with pot filler, canopy range hood, built-in wall oven, walk-in pantry, & contemporary, open shelving. Designed for effortless entertaining, the main living space features a massive brick partition wall with a high-efficiency wood-burning fireplace as its central attraction. Nearby, a sleek wet bar sits perfectly by the doors leading to the spacious rear patio. For year-round enjoyment, a four-season sunroom offers a cozy retreat with a freestanding, character red wood stove. The main floor primary bedroom serves as a serene oasis, boasting a spacious walk-in closet & an elegant ensuite with split vanities and a deep soaker tub. Ultimate comfort is guaranteed as both main-level bathrooms feature luxurious, independent in-floor heating. An additional bedroom and a practical, orderly & bright laundry room complete this level. Downstairs provides a sprawling recreation room alongside abundant, extra storage space. This level hosts another gorgeous bathroom, and two more bedrooms- one currently functioning as an operational hair salon—providing an ideal setup for a home-based business or an easy conversion back to a standard bedroom. In addition to the extensive renovations done in 2022, no detail was

overlooked regarding structural integrity & mechanical upkeep. The home features a high-efficiency furnace, updated windows, and a brand-new high-efficiency hot water tank. The exterior is wrapped in CanExel Smartboard, a superior, high-density engineered siding built to withstand extreme weather & UV exposure. A smooth concrete pad leads into the oversized, attached garage. This clean, heated space features a floor drain, two-piece bathroom, and extra room for a workshop area. Out in the yard, a storage shed with an overhead door adds even more utility. Have you ever heard gravel described as "immaculate?" That is the perfect word for these expertly groomed grounds, where there isn't a lick of mud even after heavy rainfall. In addition to the sizeable parking area, a dedicated space stands ready to comfortably accommodate a holiday trailer for visiting guests. Ideally located close to the Town of Beaverlodge, this dream property sits just east of the Beaverlodge River and southeast of the Riverbend Golf Course, offering a pristine escape without sacrificing convenience. Contact a REALTOR® today!